

**PLANNING AND ZONING BOARD
JANUARY 12, 2000**

1. ROLL CALL

The meeting was called to order at 7:39 p.m. Board members present were Chair George Greb, Vice-Chair Michael Davenport, Mr. Kuvin, and Mr. Pisula. Also present were Board Attorney Suzanne McLean, Planning and Zoning Manager Jeff Katims, Planner II Jason Eppy, and Board Secretary Alina Medina recording the meeting. Mr. Stahl was absent.

**2. APPROVAL OF MINUTES - August 25, 1999
September 22, 1999
November 10, 1999**

Vice-Chair Davenport made a motion, seconded by Mr. Kuvin, to approve the August 25, 1999; September 22, 1999; October 13, 1999; and November 10, 1999 minutes. In a voice vote, with Mr. Stahl being absent, all voted in favor. **(Motion carried 4-0).**

3. PUBLIC HEARING

Rezoning

3.1 ZB 10-1-99, Building Educations Corp./Culverhouse Investment Properties, Ltd., northwest corner of Orange Drive and Flamingo Road (from A-1 to CF) (tabled from December 8, 1999)

Chair Greb announced that the petitioner was withdrawing this item voluntarily.

3.2 ZB 11-2-99, CDI Engineering & Planning/Duncan, generally located on the south side of State Road 84, approximately 750 feet west of Nob Hill Road (from A-1 to B-3)

Dan Zee, representing the petitioner, was in agreement with staff recommendations; however, his client was out of the country and had not yet been able to go over the specifics regarding the declaration of restrictions.

Mr. Eppy read the planning report (Planning and Zoning Division recommendation: approval subject to conditions in the planning report).

Bill Laystrom, also representing the petitioner, stated that his client had no problem with the permitted uses and restrictions and would agree to return to the Board with any substantive changes in the petition.

Chair Greb asked if anyone wanted to speak for or against this item. As no one spoke, the public hearing was closed.

Mr. Pisula made a motion, seconded by Vice-Chair Davenport, to approve subject to the items listed in the planning report. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Kuvin, yes; Mr. Pisula, yes; Mr. Stahl, absent. **(Motion carried 4-0)**

3.3 ZB 12-1-99, ROHO Flamingo, Ltd./Flamingo West, Inc., northwest corner of Flamingo Road and Orange Drive (from A-1 to B-3)

Jeff Orlan, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommendation: approval subject to conditions in the planning report).

Chair Greb asked if anyone wanted to speak for or against this item. As no one spoke, the public hearing was closed.

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Discussion followed regarding conformity, adjacent properties and usage, the unified control agreement, minimum site requirements, the master plan, current zoning, and the conceptual plan for B-3 zoning.

Mr. Pisula made a motion, seconded by Vice-Chair Davenport, to approve subject to deed restrictions, staff analysis in the planning report, and the conceptual plan. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Kuvin, yes; Mr. Pisula, yes; Mr. Stahl, absent. **(Motion carried 4-0)**

Variances

3.4 V 10-1-99, Toomey/Konover & Associates/Davie Plaza, 11486 State Road 84 (B-2) (tabled from November 10, 1999)

Karen Toomey, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommendation: denial).

Ms. Toomey presented an enlarged site plan, describing the size of the proposed sign, and indicated that, instead of seven, there would be four signs.

Vice-Chair Davenport commented that frontage had nothing to do with height of the sign. Chair Greb observed that if a shopping center had good tenants, signage would not make much of a difference and allowing a 50 foot sign would be a bad precedent to set. Mr. Kuvin and Mr. Pisula both agreed.

Chair Greb asked if anyone wanted to speak for or against this item. As no one spoke, the public hearing was closed.

Vice-Chair Davenport made a motion, seconded by Mr. Pisula, to deny. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Kuvin, yes; Mr. Pisula, yes; Mr. Stahl, absent. **(Motion carried 4-0)**

3.5 V 12-1-99, Charles Putman & Associates/Culverhouse Investment Properties, Ltd., 4801-4991 SW 148 Avenue (Commercial PUD)

Bill Laystrom, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommendation: denial).

Mr. Laystrom introduced Mr. Putnam whose firm prepared the research and backup for the variance. Mr. Laystrom described several areas of the hotel which would not bring in additional traffic and if the square footage of those areas was deducted, the structure would meet the Town's Code for parking requirements.

The Board asked Mr. Laystrom questions regarding elevation, square footage and seating, including the definition of "public areas" such as meeting rooms. The number of parking spaces needed for different types of business functions was discussed.

Chair Greb asked for confirmation that the petitioner would not be returning and asking for additional variances on parking. Mr. Laystrom would only commit to not asking for additional variances for the two remaining parcels and suggested that approval of this variance be conditioned on the right to seek additional variances for parcels 2 and 3 in Regency Park.

Chair Greb asked if anyone wanted to speak for or against this item. As no one spoke, the public hearing was closed.

A lengthy discussion ensued, due to Chair Greb's concerns and in an attempt to avoid future problems, regarding the ability to deed restrict and/or have the petitioner amend the petition to disallow any further requests for parking variances for parcels 2 and 3

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of Regency Park. Ms. McLean opined that it would be difficult to enforce conditions for parcels not currently before the Board.

Vice-Chair Davenport made a motion, seconded by Mr. Pisula, to approve. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Kuvin, yes; Mr. Pisula, yes; Mr. Stahl, absent. **(Motion carried 4-0)**

3.6 V 12-3-99, Papastavros, 11940 Piccadilly Place (A-1)

Art Papastavros, representing the petitioner, was present. Mr. Eppy read the planning report (Planning and Zoning Division recommendation: approval).

Chair Greb asked if anyone wanted to speak for or against this item.

Janette Carter, 12000 Ashford Lane, asked whether the setback would be the same as another nearby structure, and voiced no objection to the variance.

Chair Greb closed the public hearing.

Mr. Pisula made a motion, seconded by Mr. Kuvin, to approve. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Davenport, yes; Mr. Kuvin, yes; Mr. Pisula, yes; Mr. Stahl, absent. **(Motion carried 4-0)**

4. OLD BUSINESS

An update regarding the Joint Economic Development Steering Committee was given by Mr. Pisula. The Griffin Road corridor had planned a workshop for February 26th.

Mr. Katims introduced Planner Marcie Nolan and stated that staff was working on parking Code amendments, master planning amendments, and restructuring of zoning districts.

5. NEW BUSINESS

Mr. Pisula mentioned a change in the responsibilities of the Board regarding approval of variances.

Mr. Kuvin asked for the status regarding the zoning for a proposed bed & breakfast.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments or suggestions.

7. ADJOURNMENT

There being no objections, the meeting adjourned at 9:26 p.m.

Approved:_____

Chair/Committee Member